126.0	0004	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,127,700	/	1,127,700
USE VALUE:	1,127,700	/	1,127,700
ASSESSED:	1,127,700	/	1,127,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NYBERG MARK A & KAREN M
Owner 2:	
Owner 3:	
Street 1:	148 MONTROSE DR
Street 2:	
Twn/City:	DURHAM
St/Prov:	NC Cntry: Own Occ: N
Postal:	27707 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,335 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Clapboard Exterior and 2772 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5335.000	604,900	800	522,000	1,127,700
Total Card	0.122	604,900	800	522,000	1,127,700
Total Parcel	0.122	604,900	800	522,000	1,127,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.82 | /Parcel: 406.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
81075			04/29/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0004-0003.B

!9758!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	604,900	800	5,335.	522,000	1,127,700	1,127,700	Year End Roll	12/18/2019
2019	104	FV	474,800	800	5,335.	551,000	1,026,600	1,026,600	Year End Roll	1/3/2019
2018	104	FV	474,800	0	5,335.	406,000	880,800	880,800	Year End Roll	12/20/2017
2017	104	FV	446,000	0	5,335.	388,600	834,600	834,600	Year End Roll	1/3/2017
2016	104	FV	446,000	0	5,335.	359,600	805,600	805,600	Year End	1/4/2016
2015	104	FV	374,100	0	5,335.	301,600	675,700	675,700	Year End Roll	12/11/2014
2014	104	FV	374,100	0	5,335.	294,700	668,800	668,800	Year End Roll	12/16/2013
2013	104	FV	388,500	0	5,335.	280,700	669,200	669,200		12/13/2012

PRINT

Date	Time
12/11/20	00:11:03

LAST REV

Date	Time
05/22/18	10:37:15
apro	

USER DEFINED

Prior Id # 1:	81075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9758

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REINHARDT NANCY	1171-94		5/16/1997		357,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2018	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
4/13/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
7/23/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5335		Sq. Ft.	Site		0	90.	1.09	10									522,043						522,000	

Total AC/HA:	0.12247	Total SF/SM:	5335	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	522,043	Spl Credit		Total:	522,000

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

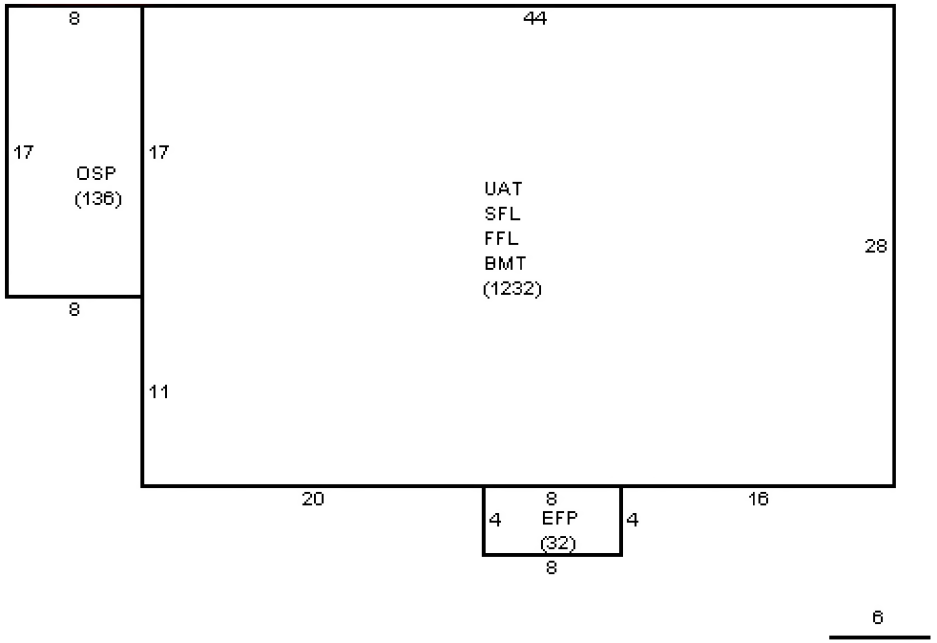
OTHER FIX= SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	2	HB					

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.07613635
Const Adj.:	1.00739920
Adj $ / SQ:	173.456
Other Features:	140029
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	743144
Depreciation:	138225
Depreciated Total:	604919

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.80
Special Features:	0	Val/Su Net:	144.99
Final Total:	604900	Val/Su SzAd	245.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,232	52.040	64,109
FFL	First Floor	1,232	173.460	213,698
SFL	Second Floor	1,232	173.460	213,698
UAT	Upper Attic	308	121.420	37,397
OSP	Screen Porch	136	31.730	4,315
EFP	Enclos Porch	32	73.140	2,340

Net Sketched Area:	4,172			Total:	535,557
Size Ad	2464	Gross Are	5096	FinArea	2772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0004-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X14	A	AV	2010	4.16	T	7.2	104			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	
				Total:	800